

# VYNER STREET

LONDON E2

FREEHOLD

£3,650,000

- Modern freehold gallery (D1) use
- Close to 5,500 sq ft (approx.)
- Over 4m high ceilings
- Large lateral space over two floors
- Private roof terrace

A rare opportunity to acquire a modern freehold with existing Gallery use (D1), spanning close to 5,500 sq ft (approx.) over two floors with roof terrace. Situated in the hotspot of East London on Vyner St between Broadway Market and Victoria Park set back from Regents Canal. Behind its contemporary understated façade are 2 floors of vast open plan space both with ceiling heights of over 4 meters.

Originally built in 2007 the building has been remodelled and finished to a high standard throughout with polished concrete floors, two huge gallery spaces (the upper level has vaulted ceilings and roof lights), ancillary office rooms, a DDA compliant lift, WC & kitchen facilities, reception area and private roof terrace with views toward the City.

There is potential for alternative uses including B1 office, potentially add another floor and or change the use to residential, subject to the necessary consents.



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Located in the heart of East London's main hub, Broadway Market and Victoria Park continue to be the increasingly popular place to be. With a mix of cutting edge restaurants, bars, shops and galleries all around, Vyner St is perfectly situated by it all. Both Bethnal Green tube and Cambridge Heath overground are a shot walk with numerous bus routes connect the rest of London too.

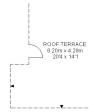


# VYNER STREET

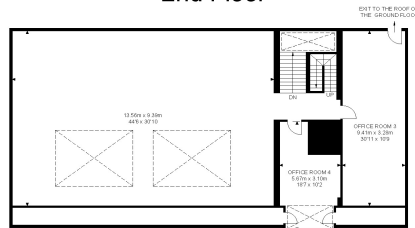
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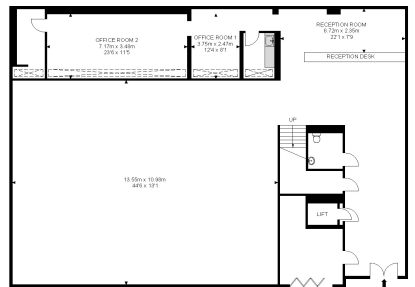
# VYNER STREET LONDON E2



2nd Floor



1st Floor



Ground Floor



APPROX. GROSS INTERNAL FLOOR AREA 5426.08 SQ FT / 504.10 SQM  
APPROX. GROSS EXTERNAL FLOOR AREA 247.56 SQ FT / 23.0 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximated and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Photography and Floor Plan

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**TOBIAS ALLAN**  
*Director*  
07970 963 478

**JAMES DAINTON**  
*Director*  
07930 858 612

**ADAM JONES**  
*Director*  
07769 275 027

